

Secondary Residential Units

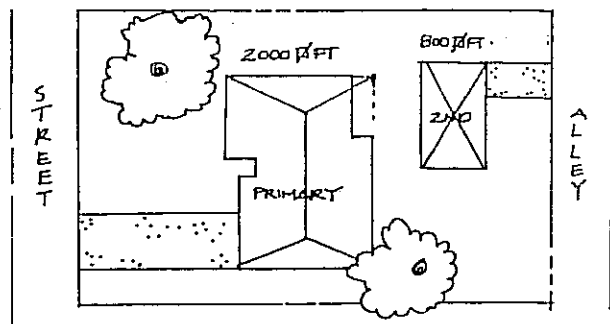
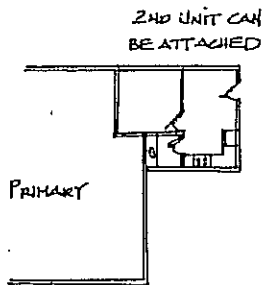
The following is a compilation of various zoning regulations regarding secondary residential units.

RMC 17.04.515 Secondary Residential Unit definition

"Secondary residential unit" means a second independent single-family dwelling unit containing its own sleeping quarters, kitchen, bathroom facilities, and entrance from the outside located on a single-family lot. The secondary residential unit may be either attached or detached from the principal dwelling unit.

The secondary unit shall not exceed forty percent of the square footage of the principal unit, excluding garages. When a new dwelling unit is proposed on a lot already approved with a dwelling unit, either the new unit or the existing unit may be designated as the secondary unit. The extent to which design and location of the two units clearly distinguish the principal unit from the secondary unit shall be considered in approving any use permit for a second a second unit.

Secondary residential units are not accessory uses or accessory structures.



RMC 17.08.020 Minimum Area

Each secondary residential unit shall consist of one complete dwelling unit, as defined in the Uniform Building Code. For a one bedroom unit there shall be a minimum two hundred seventy-five square feet. Additional bedrooms or rooms, designated other than bedrooms, with the exception of utility, heating and air conditioning rooms, shall increase the total square footage of the dwelling unit by a minimum of seventy square feet per room.

RMC 17.62.150 Existing Second Unit

Grandfathering Clause. All units within the definition of "secondary dwelling unit" in Section 17.04.515 existing on the effective date of this section shall be deemed legal uses for purposes of Title 17 of this code. (1984; this section applies to zoning restrictions only, not to Building Code or Fire Code issues.)

RMC 17.66.155 Parking

Secondary residential units shall provide one parking space per each one-bedroom unit. The parking space shall be within a garage, a carport, or a paved, uncovered space located within the buildable portion of the lot, excluding required setbacks. Units with two or more bedrooms shall provide two parking spaces. The parking space shall be within a garage, a carport, or two paved, uncovered spaces located within the buildable portion of the lot, excluding required setbacks.

